

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



5 JOHN STREET, BEECHWORTH, VIC 3747  6  6  5

Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquoting

Single Price: **\$975,000**

MEDIAN SALE PRICE



BEECHWORTH, VIC, 3747

Suburb Median Sale Price (House)

\$397,000

01 January 2017 to 31 December 2017

Provided by:  pricefinder

COMPARABLE PROPERTIES

These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.



7 RACECOURSE RD, BRIGHT, VIC 3741

 5  4  3

Sale Price

Price Withheld

Sale Date: 22/12/2017

Distance from Property: 48km



8 ALBERT RD, BEECHWORTH, VIC 3747

 5  3  6

Sale Price

\$895,000

Sale Date: 01/05/2017

Distance from Property: 467m 



782 BUFFALO CREEK RD, MYRTLEFORD,

 4  2  2

Sale Price

Price Withheld

Sale Date: 10/07/2017

Distance from Property: 29km 

This report has been compiled on 10/01/2018 by Indigo Real Estate. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

5 JOHN STREET, BEECHWORTH, VIC 3747

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single Price:

\$975,000

Median sale price

Median price

\$397,000

House

Unit

Suburb

BEECHWORTH

Period

01 January 2017 to 31 December 2017

Source

 pricfinder

Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
7 RACECOURSE RD, BRIGHT, VIC 3741	Price Withheld	22/12/2017
8 ALBERT RD, BEECHWORTH, VIC 3747	\$895,000	01/05/2017
782 BUFFALO CREEK RD, MYRTLEFORD, VIC 3737	Price Withheld	10/07/2017